036.0	0001	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	664,000	/	664,000
USE VALUE:	664,000	/	664,000
ASSESSED:	664,000	/	664,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELORO LINDA A
Owner 2:	
Owner 3:	
Street 1:	62 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MUCCI FRANKLIN F/MARIE -
Owner 2:	-
Street 1:	62 DECATUR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,835 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Vinyl Exterior and 1586 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6835.000	264,000		400,000	664,000
Total Card	0.157	264,000		400,000	664,000
Total Parcel	0.157	264,000		400,000	664,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.66 | /Parcel: 418.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
24912			06/13/18

!2937!

PREVIOUS ASSESSMENT

Parcel ID: 036.0-0001-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,000	0	6,835.	400,000	664,000	664,000	Year End Roll	12/18/2019
2019	101	FV	216,000	0	6,835.	362,500	578,500	578,500	Year End Roll	1/3/2019
2018	101	FV	216,000	0	6,835.	343,800	559,800	559,800	Year End Roll	12/20/2017
2017	101	FV	216,000	0	6,835.	300,000	516,000	516,000	Year End Roll	1/3/2017
2016	101	FV	216,000	0	6,835.	256,300	472,300	472,300	Year End	1/4/2016
2015	101	FV	207,300	0	6,835.	237,500	444,800	444,800	Year End Roll	12/11/2014
2014	101	FV	207,300	0	6,835.	196,900	404,200	404,200	Year End Roll	12/16/2013
2013	101	FV	207,300	0	6,835.	187,500	394,800	394,800		12/13/2012

PRINT

Date	Time
12/10/20	18:16:17

LAST REV

Date	Time
05/14/19	14:32:17

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2937

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUCCI FRANKLIN	47203-301		3/31/2006		433,000	No	No		
	9725-477		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	24912
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2018	1604	Insulate	1,846	C				
10/26/2018	1606	New Wind	1,218	C				
11/7/2003	959	Re-Roof	2,500					
6/23/1994	313		3,680					12X18 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
4/24/2009	Measured	372	PATRIOT
11/25/2006	MLS	HC	Helen Chinal
3/1/2000	Meas/Inspect	197	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6835		Sq. Ft.	Site		0	64.	0.91	3									400,030						400,000	

Total AC/HA: 0.15691 | Total SF/SM: 6835 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 400,030 | Spl Credit | Total: 400,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358649
Depreciation:	94683
Depreciated Total:	263966

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

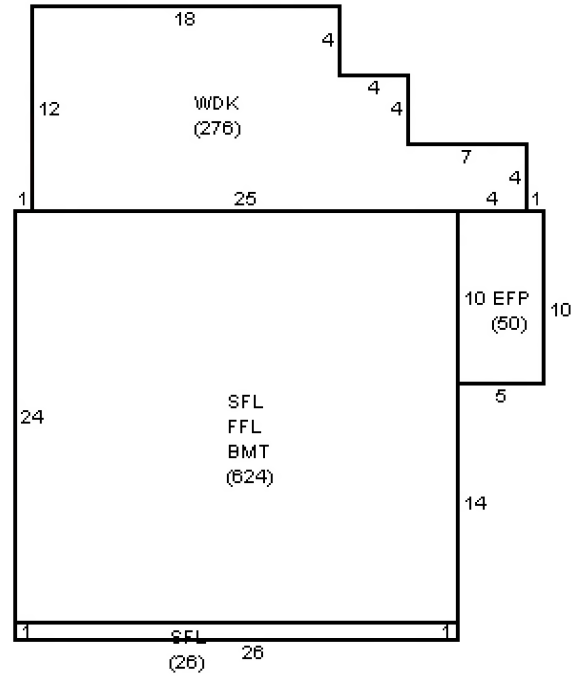
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	118.71
Final Total:	264000	Val/Su SzAd	207.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	182.230	118,451
BMT	Basement	624	72.440	45,201
FFL	First Floor	624	182.230	113,713
WDK	Deck	276	9.620	2,656
EFP	Enclos Porch	50	72.590	3,630

Net Sketched Area:	2,224			Total:	283,651
Size Ad	1274	Gross Are	2224	FinArea	1586

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 036.0-0001-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X8	A	FR	1994	0.00	T	25	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc